



Clark County Development News

Clark County Community Development

2008 Fourth Quarter



Marty Snell, director
Clark County
Community
Development

Getting the Best Service

The downturn in the economy is affecting all of us. This includes Clark County Community Development. As many of you are aware, we have had to shrink our workforce recently. So in the face of reduced staffing, how do you still get the best service possible? Below are some suggestions for the different programs within our department.

Web site

The fastest and easiest way to find information about Community Development is on the Web. Here are just a few things you will find on our Web site:

- Use the digital atlas to find maps, zoning and other property information. (www.clark.wa.gov/commdev/digital-atlasN.html). Using the "Layers" tab and the pull down menu, you can find "Recent Property Sales", "Subdivisions & Plats", even "Site Plans & Permits".
- Learn about submittal requirements for different permits and the cost of permits (www.clark.wa.gov/commdev/applicationsN.html).
- Using the Case History section to look up your project and see all the activities that have happened to date (www.clark.wa.gov/commdev/CaseHistory/index.asp).

Permit Services

While we have had to reduce the hours of our permit center, we've changed our procedures to give you better service while we are open. All permit staff members are available during office hours. Not only are wait times reduced, but the expertise available is more complete.

Appointments can be scheduled even when the permit center is closed. Call Susan Davidson at (360) 397-2375 ext. 4108, or Wendy Baird at ext. 4202 to schedule an appointment. For permit center hours at the Public Service Center and Battle Ground visit www.clark.wa.gov/commdev/permit/indexN.html

Development Services

The Web is also a great resource for information about our program. View proposed development plans, public notices, hearing schedules, staff reports and final decisions at www.clark.wa.gov/commdev/active-landuseN.asp. If you would like to contact the county case planner or engineer for a particular proposed development, their phone numbers and email addresses are listed in the public notice and staff report, at this same Web address.

Inside

Real Estate Sales

Activity

In-migration

Development Activity

Construction

Valuations

Land Division Lots

Customer Service

Grades

continued on page 6

Real Estate Sales Activity

The Regional Multiple Listing Service "Market Action" report covers the Portland market as well as Clark County. In August 2008 it changed from reporting the average number of days a single-family dwelling was for sale during a current listing to the average **total** number of days a home is on the market for consecutive listings when the time in between re-listing is 31 days or less. The total market time does not include the days the property was off the market.

In December 2008 the average total market time was 173 days from listing to acceptance of an offer. In the Portland metro area the average total market time was 138 days.

In Clark County the average sales price was \$257,700 at the end of the fourth quarter. That is an 11 percent decrease from December 2007 when it was \$291,800. The most expensive homes were in Lake Oswego/West Linn (\$472,700), North Washington County/Sauvie Island (\$363,600), and West Portland (\$363,500). The least expensive homes were in Central Vancouver (\$154,900).

In-migration

According to the Washington State Department of Licensing 3,001 drivers surrendered their out-of-state licenses during the fourth quarter 2008. This is a 14 percent decrease from fourth quarter 2007 when 3,476 drivers moved to Clark County.

Seventh Avenue
Retail Center under
construction

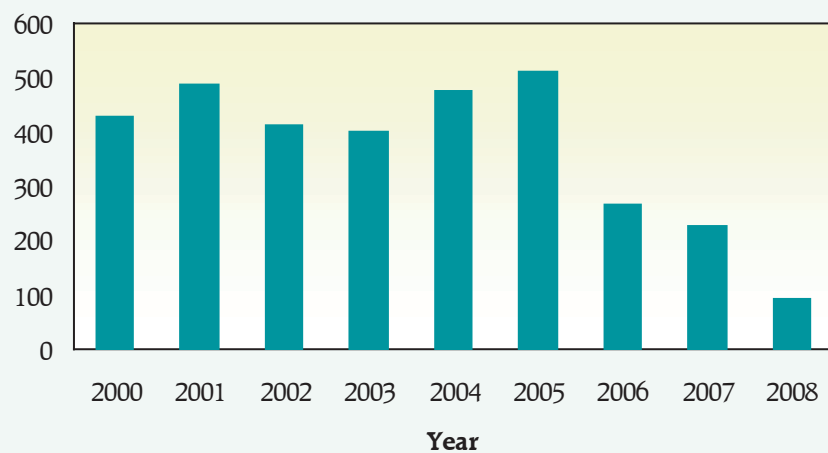


Development Activity

Single Family Residential Permits

- Ninety-one permits were issued in the fourth quarter 2008. This represents a 60 percent decrease compared to 226 permits issued in the fourth quarter 2007.
- The historical average is 365 permits for this quarter 2000 through 2008.

Q4 Single Family Residential Permits



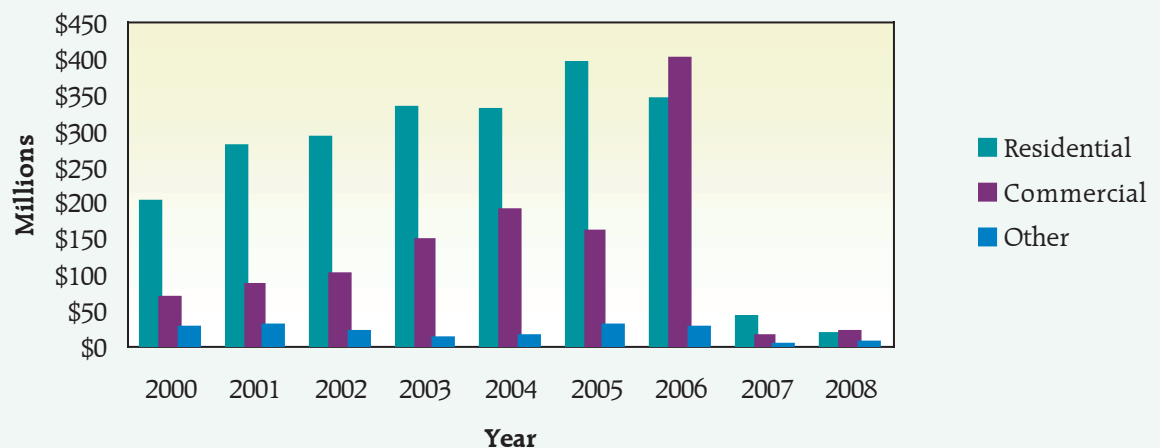
Tuscan Estates,
foundation in the
foreground, completed
home in the background



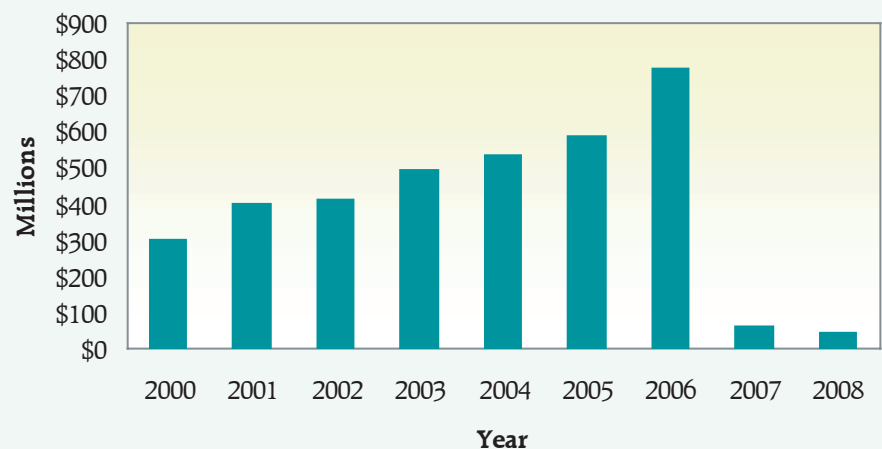
Construction Valuations

- Total construction valuation was \$43 million in the fourth quarter 2008. This is down 30 percent from the fourth quarter 2007 when it was \$61 million. Historical construction valuation for the fourth quarter 2000 through 2008 is \$398 million.
- Commercial projects comprised fifty-two percent of the total valuation for this quarter. Fourth quarter commercial construction valuation was \$21 million. This indicates a 42 percent increase from 2007 when commercial construction valuation was \$15 million.
- Valuation for residential construction dropped 60 percent in the fourth quarter 2008 when compared to the fourth quarter 2007. For the fourth quarter 2008 residential construction valuation totaled \$17 million while in the fourth quarter 2007 it was \$42 million.

Q4 Construction Valuation Mix



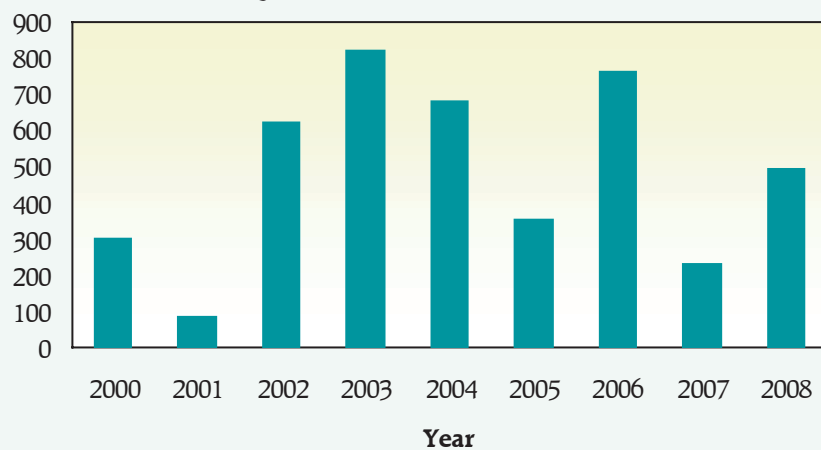
Q4 Total Construction Valuation



Land Division Lots

- There was an increase in approved land division lots in the fourth quarter with 488 new lots. This is 115 percent more than the fourth quarter of 2007 when just 227 lots were approved.
- The historical average for the fourth quarter 2000 through 2008 is 480 approved lots.

Q4 Land Division Lots



Development Activity First through Fourth Quarter 2008			
Year	Single Family Residence Permits	Commercial & Residential Construction Valuation (mil.)	Lots Approved
2008	592	235	1023
2007	1245	405	2070
2006	1551	469	2535
2005	2142	583	2173
2004	2106	533	2241
2003	2157	491	1941
2002	2112	412	1558
2001	2329	417	592
2000	1825	295	972



Flex Properties at Cold Creek Industrial Park, under construction

Customer Service Grades 2008

Community Development gives customers the ability to rate their level of service during each visit. The following average grades were received in 2008. There was no change from the previous quarters.

Promptness of initial greeting.....	A-
Time spent waiting for service.....	B+
Courtesy/personal attention.....	A-
Knowledge level of employees	A
Efficiency of service provided	A
Usability of information	B+
Overall service	B

continued from page 1

Building Safety

Building inspection staff has been reduced but with proactive planning and communication you can schedule specific inspections and preferred times. To best coordinate your work and inspection schedule call the inspection leads, John Paradis at (360) 397-2375 ext. 4087 or Mark Hess at ext. 4399. Inquire about the inspections process with Mary Liddle at ext. 4912.

For building plan review, call Lou Malattia at (360) 397-2375 ext. 4086 to get more information on complete submittals. View construction details at www.clark.wa.gov/commdev/building/detailsN.html. Or, for questions or concerns that may arise in permitting or getting approval for alternate building methods and materials contact Chief Building Official, Jim Muir at (360) 397-2375 ext. 2470.

Fire Marshal's Office

Permits for fire protection systems and other installations requiring review by the Fire Marshal's Office are handled two ways: routed to us from the Permit Center at 1300 Franklin Street OR brought directly to our offices at 505 NW 179th Street in Ridgefield. Reviews done by the Fire Marshal's Office for structures are routed once the building-related items have been approved by the Building Plans Examiners. Our 2009 goal for review and issuance of both of these types of permits is five business days. Appointments can be made to come in and speak with Fire Marshal staff by calling (360) 397-2186 ext. 3394.

Ombudsman

If you find that you have a permit problem or a question, a call to our ombudsman may identify and resolve permit issuance difficulties. The ombudsman's responsibility is to resolve complaints in an impartial, efficient and timely manner. Contact Marian Anderson at (360) 397-2375 ext. 4487 or marian.anderson@clark.wa.gov



For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: (360) 397-2025
Relay: (800) 833-6384
E-mail: ADA@clark.wa.gov

Clark County Community Development

Public Service Center
1300 Franklin St.
First and Third Floors
Vancouver, Washington
(360) 397-2375

www.clark.wa.gov/commdev
commdev@clark.wa.gov

Battle Ground Permit Center
Gardner Center
1808 SW 9th Ave., Suite 101
Battle Ground, Washington
(360) 397-2350